

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2019-0018 (WRF-18-25)

FEBRUARY 20, 2019 (Report Finalized 02/13/2019)

Location: 2841 Doric Avenue
Between McGrits Boulevard and Baltic Street

Real Estate Number(s): 101492-0000

Waiver Sought: Reduce Minimum Required Road Frontage from 72 Feet to 62.5 Feet for two lots

Present Zoning: Residential Low Density-90 (RLD-90)

Current Land Use Category: Low Density Residential (LDR)

Planning District: 4-Southwest

Applicant: Fred Atwill, Jr.
Atwill LLC
9001 Forest Acres Lane
Jacksonville, FL 32234

Owner: Cheryl Laucks
2841 Doric Ave.
Jacksonville, FL 32210

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2019-0018 (WRF-18-25)** seeks to reduce the required minimum road frontage from 72 feet to 62.5 feet for two lots in order to allow for a lot split for the development of two single-family dwellings in the Residential Low Density-90 (RLD-90) Zoning District. The subject property is approximately 0.43 acres in size with frontage along Doric Avenue.

There is a companion Application for Administrative Deviation (**Ordinance 2019-0017/AD-18-44**) requesting to reduce the required square footage for single family dwelling in RLD-90 zoning District from 9,900 square feet to 9,375 square feet and to reduce the required width from 90 feet to 62.5 feet for each of the new lots. Staff is recommending approval of the deviation.

The subject property and surrounding neighborhood are part of the Ortega plat as recorded in 1909 in Plat Book 3, Page 40. The original plat generally contained 90 and 100-foot wide lots. The current zoning of RLD-90 was adopted in 2008 per Ordinance 2008-969-E. The two prior zoning districts in the past 30 years (RLD-D, RS-D) also required a minimum of 90 feet of lot width and 72 feet of road frontage per residence. However, the pattern of development has been quite different.

There are currently 33 residential lots within an area bounded by McGirts Boulevard, Harvard Avenue, Baltic Street, and Ionic Avenue (identified as Blocks 21 and 23 of the Ortega Plat). 15 of the 33 lots have substandard road frontage ranging from 69 feet down to 46 feet. 11 of the 15 substandard lots contain residences built between 1918 and 1940, thereby indicating that this pattern of development has gone on for generations.

The companion Ordinance 2019-17 (AD-18-44) seeks to reduce lot width and lot area. Further examination of the residential lots on the two platted blocks reveal that 12 of 33 have insufficient lot area and 17 of 33 have insufficient lot width. The road frontage, lot area, and lot width requirements of RLD-90 do not reflect the long established pattern of development.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers of Road Frontage are granted by the City Council pursuant to the criteria set forth in Section 656.133 of the Zoning Code.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver for minimum required street frontage may be granted if the City Council makes a positive finding based on substantial, competent evidence that the application meets all of the following criteria:

- (i) ***Are there practical or economic difficulties in carrying out the strict letter of the regulation?***

Yes. It is impractical to impose the strict road frontage requirement for this property when almost half of the lots on the two blocks referenced above do not meet the RLD-90 road frontage requirements. The two proposed 62½-foot wide lots are consistent with and reflective of the established pattern of development.

- (ii) *Is the request based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations)?*

No. There is no evidence that granting the waiver would reduce the cost of developing the site. The proposed lot split will result in the creation of two lots. The Code of Subdivision Regulations applies when creating three or more lots.

- (iii) *Will the proposed waiver substantially diminish property values in, or alter the essential character of, the area surrounding the site and will the waiver substantially interfere with or injure the rights of others?*

No. Staff research found that the surrounding area contains many lots zoned RLD-90 which have less than 72 feet of road frontage. Of the 14 lots with frontage along Doric Avenue, 7 have less frontage than the two proposed lots. Granting this waiver will allow development consistent with the historical pattern of development.

- (iv) *Is there a valid and effective easement for adequate vehicular access connected to a public street maintained by the City or an approved private street?*

N/A. The two proposed lots have frontage directly on Doric Avenue, so an easement is not needed.

- (v) *Will the proposed waiver be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law?*

No. The proposed lots have adequate road frontage and access to allow for City services including first responders. The proposed lots are consistent with the pattern of development and there is no evidence they will be a nuisance or public safety concern.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 1, 2018** by the Planning and Development Department the required Notice of Public Hearing sign was posted correctly.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2019-0018 (WRF-18-25)** be **APPROVED**.



Aerial View
Source: JaxGIS



Subject Property

Source: Staff, Planning and Development Department, COJ

Date: 10.1.2018



Property to the South: 2840 Doric Ave

Source: Staff, Planning and Development Department, COJ

Date: 10.1.2018



Property to the East: 2847 Doric Ave.

Source: Staff, Planning and Development Department, COJ

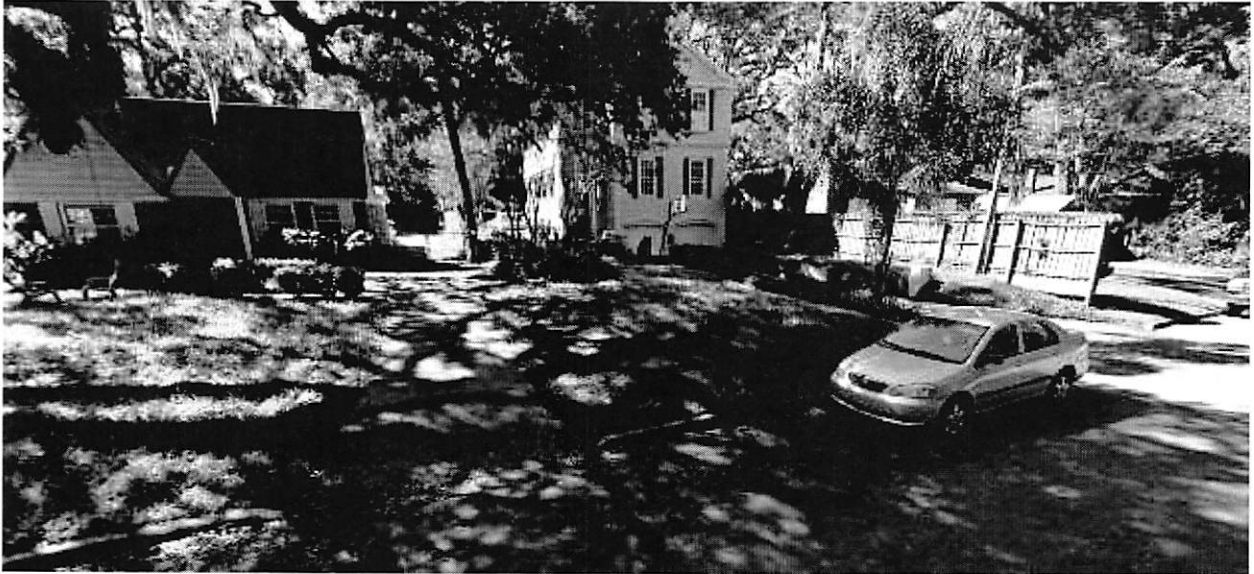
Date: 10.1.2018



Property to the West: 2833 Doric Ave.

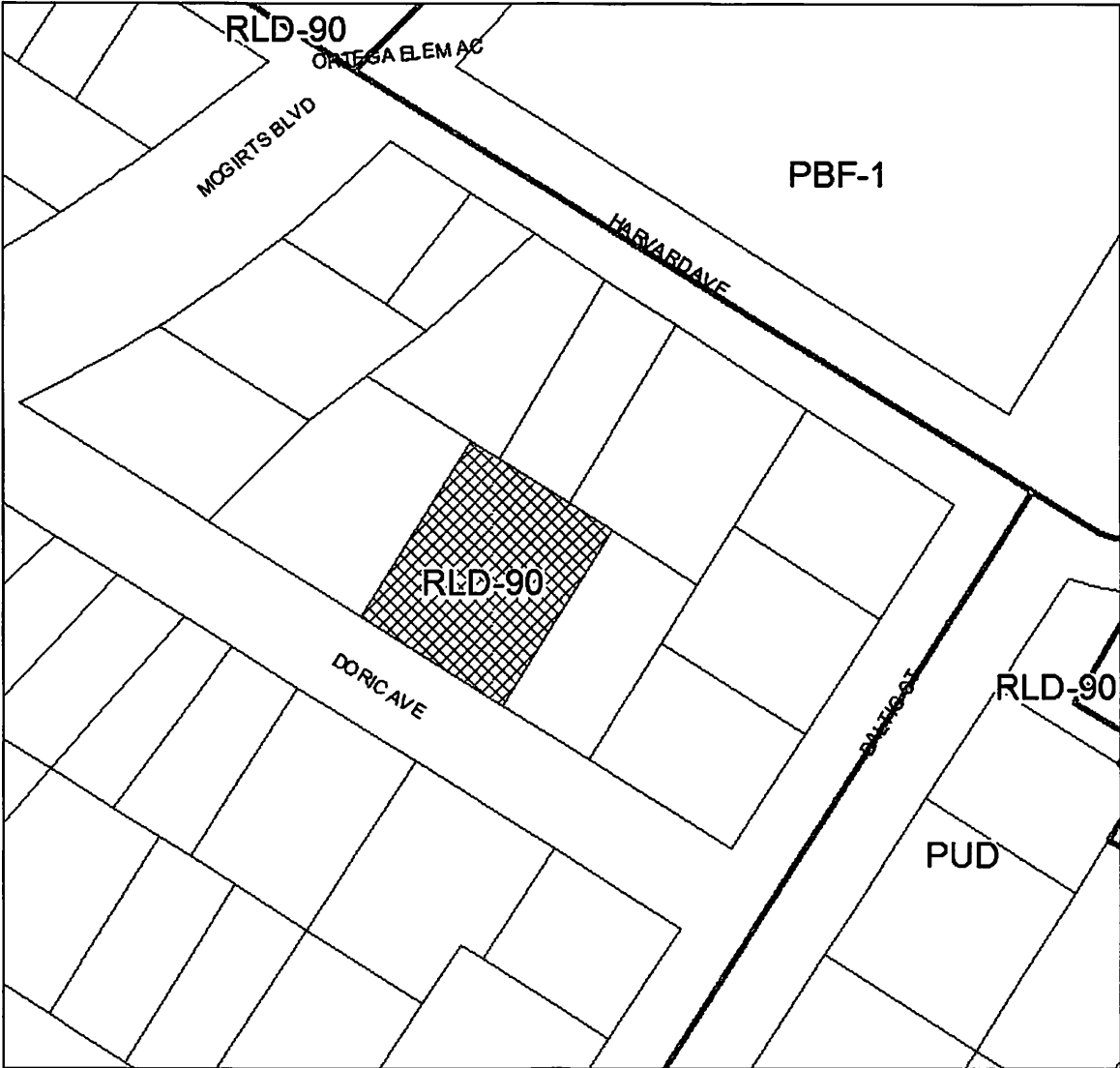
Source: Staff, Planning and Development Department, COJ

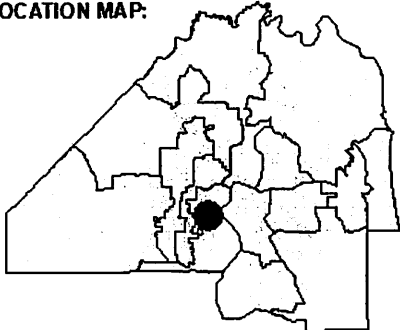

Date: 10.1.2018



Properties along Doric Ave. (Widths Approximately 50-60 feet)

Source: Google Maps



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 72 FEET TO 62.5 FEET</p>	<p>LOCATION MAP:</p> 	
	<p>APPLICATION NUMBER</p> <p>WRF-18-25</p>	<p>0 40 80 160</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>14</p> <p>EXHIBIT 2</p>

Legal Map
Source: JaxGIS

Address	Year Built	Lot Area (sq. ft.)	Road Frontage/ Lot Width (feet)	Second Frontage/ Lot Width for Corner Lots	Conforms to RLD-90?
2844 Harvard Av.	1947	12,632	125'	100'	Yes
4034 Baltic St.	1922	12,632	100'		Yes
4046 Baltic St.	1925	12,196	100'	125'	Yes
2847 Doric Av.	2016	10,890	75'		No
2841 Doric Av. SUBJECT PROPERTY	1921	18,731	125'		Yes
2833 Doric Av.	1921	16,988	130'		Yes
4061 McGirts Bv.	1925	14,811	106'	160'	Yes
4055 McGirts Bv.	1972	12,632	106'		Yes
4049 McGirts Bv.	2006	7,841	105'	70'	No
2810 Harvard Av.	1961	4,091	55'		No
2816 Harvard Av.	1919	13,068	60'		No
2820 Harvard Av.	1926	9,148	60'		No
2826 Harvard Av.	1930	16,988	111'		Yes
2860 Doric Av.	1924	10,454	110'	100'	Yes
4124 Baltic St.	2007	13,939	105'		Yes
4134 Baltic St.	1922	12,197	98'	125'	Yes
2855 Ionic Av.	1920	15,246	60'		No
2849 Ionic Av.	1918	9,148	65'		No
2841 Ionic Av.	1963	10,019	114'		Yes
2831 Ionic Av.	1920	16,118	69'		No
2823 Ionic Av.	1920	10,019	73'		No
2817 Ionic Av.	1935	10,454	155'	92'	Yes
4137 McGirts Bv.	1940	18,731	50'		No
4121 McGirts Bv.	1919	6,970	58'		No
4117 McGirts Bv.	1939	3,920	46'	55'	No
2802 Doric Av.	1926	2,614	65'		No
2810 Doric Av.	1922	5,663	60'		No
2816 Doric Av.	1926	8,276	52'		No
2820 Doric Av.	2008	8,712	52'		No
2826 Doric Av.	1976	6,970	50'		No
2832 Doric Av.	1953	9,148	54'		No
2840 Doric Av.	2017	14,810	100'		Yes
2850 Doric Av.	1959	16,553	120'		Yes

Ordinances 2019-17 (AD-18-44) and 2019-18 (WRF-18-25) Neighborhood Analysis (Lot Data Source: Duval County PAO)

Date Submitted:	11-27-18
Date Filed:	

Application Number:	WRF-18-25
Public Hearing:	

Application for Waiver of Minimum Required Road Frontage
City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only			
Current Zoning District:	RLO 90	Current Land Use Category:	LDR
Council District:	14	Planning District:	4
Previous Zoning Applications Filed (provide application numbers):			
NONE			
Applicable Section of Ordinance Code:			
656.407			
Notice of Violation(s):			
Neighborhood Associations:			
ORTEGA PRESERVATION SOCIETY			
Overlay:			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	Amount of Fee:	Zoning Asst. Initials:	
1			

PROPERTY INFORMATION	
1. Complete Property Address:	2. Real Estate Number:
2841 Doric Avenue	101492-0000
3. Land Area (Acres):	4. Date Lot was Recorded:
0.43+/-	1921
5. Property Located Between Streets:	6. Utility Services Provider:
McGirts Boulevard & Baltic Street	City Water / City Sewer <input checked="" type="checkbox"/>
	Well / Septic <input type="checkbox"/>
7. Waiver Sought:	
Reduce Required Minimum Road Frontage from 72 feet to 62.5 feet.	
8. In whose name will the Waiver be granted?	
Cheryl P. Laucks	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Cheryl P. Laucks	10. E-mail: cplaucks@gmail.com
11. Address (including city, state, zip): 2841 Doric Avenue Jacksonville, Florida 32210	12. Preferred Telephone: (904) 610-9183

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Fred Atwill, Jr.	14. E-mail: Atwillfred15@gmail.com
15. Address (including city, state, zip): Atwill LLC 9001 Forest Acres Lane Jacksonville, Florida 32234	16. Preferred Telephone: (904) 610-8975

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ul style="list-style-type: none"> i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> ii. <i>The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i> iii. <i>The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i> iv. <i>There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i> v. <i>The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i>

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

Please see Exhibit "J".

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Proof of valid and effective easement for access to the property.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s)

Print name: Please see Exhibit "C"

Signature: _____

Applicant or Agent (if different than owner)

Print name: _____

Signature: _____

**An agent authorization letter is required if the application is made by any person other than the property owner.*

Owner(s)

Print name: Please see Exhibit "C"

Signature: _____

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:

Planning and Development Department, Zoning Section

214 North Hogan Street, 2nd Floor

Jacksonville, Florida 32202

(904) 255-8300

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Exhibit "D" - Subject Property Locator Map & Property Appraiser Record Card

Exhibit "E" - Property Survey Map & Legal Description

Exhibit "F" - Conceptual Site Plan

Exhibit "G" - Conceptual Elevation Drawings

Exhibit "H" - Neighborhood Lot Size Comparison Chart & Map

Exhibit "I" - Jacksonville Historic Preservation Commission - Demolition Final Order

Exhibit "J" - Waiver of Required Roadway Frontage Criteria Sections 16 & 17

Exhibit "K" - Subject Property Warranty Deed

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 11/16/18

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 2841 Doric Avenue RE#(s): 101492-0000

To Whom it May Concern:

I Cheyl P. Laucks hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Administrative Deviation & Waiver of Required Road Frontage submitted to the Jacksonville Planning and Development Department.

By *Cheyl P. Laucks*
Print Name: CHERYL P. LAUCKS

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed, and acknowledged before me this 16th day of NOVEMBER 2018 by CHERYL P LAUCKS, who is personally known to me or who has produced VALID ID as identification and who took an oath.

R Baker
(Signature of NOTARY PUBLIC)

R Baker
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires:

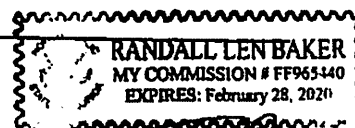


EXHIBIT B

Agent Authorization - Individual

Date: 11/16/18

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:
Address: 2841 Doric Avenue RE#(s): 101492-0000

To Whom it May Concern:

You are hereby advised that Cheyrl P. Laucks as Subject Property Owner of 2841 Doric Avenue, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Fred Atwill, Jr. & Atwill LLC to act as agent to file application(s) for Administrative Deviation & Waiver of Required Roadway Frontage for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By Cheyrl P. Laucks
Print Name: CHERYL P. LAUCKS

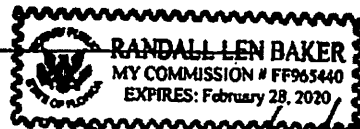
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of November 2018 by CHERYL LAUCKS, who is personally known to me or who has produced VALID ID as identification and who took an oath.

R Baker
(Signature of NOTARY PUBLIC)

R BAKER
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____



RB 11/16/18

AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be present at the public hearing.

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I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s)

Print name: CHERYL P. LAUCKS

Signature: *Cheryl P. Laucks*

Applicant or Agent (if different than owner)

Print name: Fred Atwill Jr.

Signature: *Fred Atwill Jr.*

**An agent authorization letter is required if the application is made by any person other than the property owner.*

Owner(s)

Print name: _____

Signature: _____

SUBMITTAL

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Submit applications to:

Planning and Development Department, Zoning Section

214 North Hogan Street, 2nd Floor

Jacksonville, Florida 32202

(904) 255-8300

ORDINANCE _____

Legal Description

Lot 7, and the Northwest 25 feet of Lot 5, Block 21, Oretga, a subdivision according to the plat thereof recorded at Plat Book 3, Page 40, in the Public Records of Duval County, Florida.



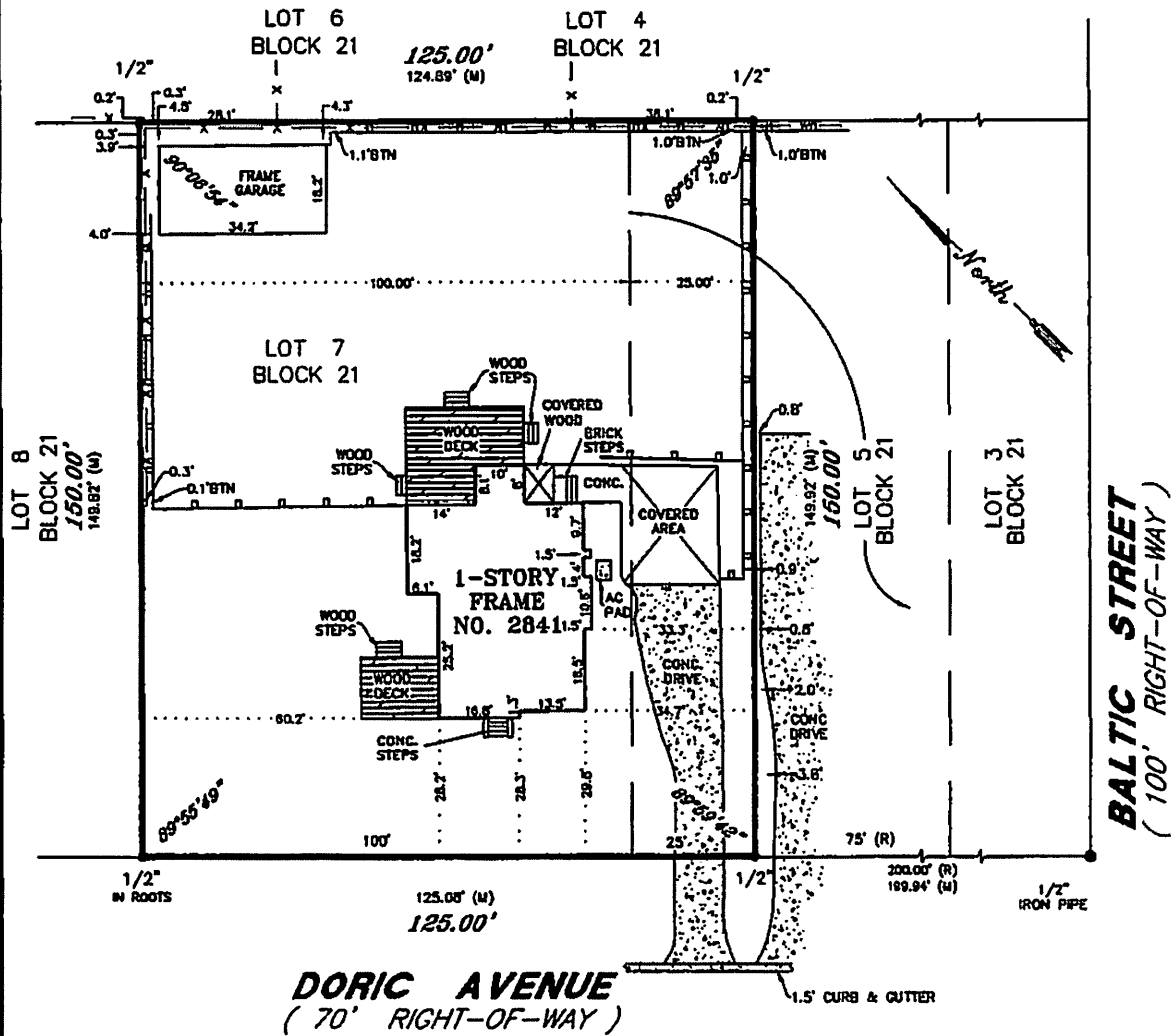
MAP SHOWING BOUNDARY SURVEY OF

LOT 7 & THE NORTHWEST 25 FEET OF LOT 5
BLOCK 21 ACCORDING TO THE PLAT OF

ORTEGA

AS RECORDED IN PLAT BOOK 3, PAGE(S) 40 OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: ZACHARY H. HANNA AND MAE R. BARKER, SHORE TO SHORE TITLE, LLC
AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.



X-REF: 15866

FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN / FLOOD ZONE "X" (SHADED) = AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



ASSOCIATED SURVEYORS INC.

LAND & ENGINEERING SURVEYS
3848 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: *Charles B. Hatcher*
CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771
CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579
RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO. 65541
SCALE: 1" = 30'

DATE 10/19/2015
DRAFTER T.HILL/ECA

- GENERAL NOTES:
- ANGLES ARE SHOWN ON THIS SURVEY.
 - STRUCTURE NO. 2841 SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 35A DATED 08/09/2013.
 - THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
 - JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
 - THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, EUL, COVENANTS, G.U.L.'S RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC.
 - UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

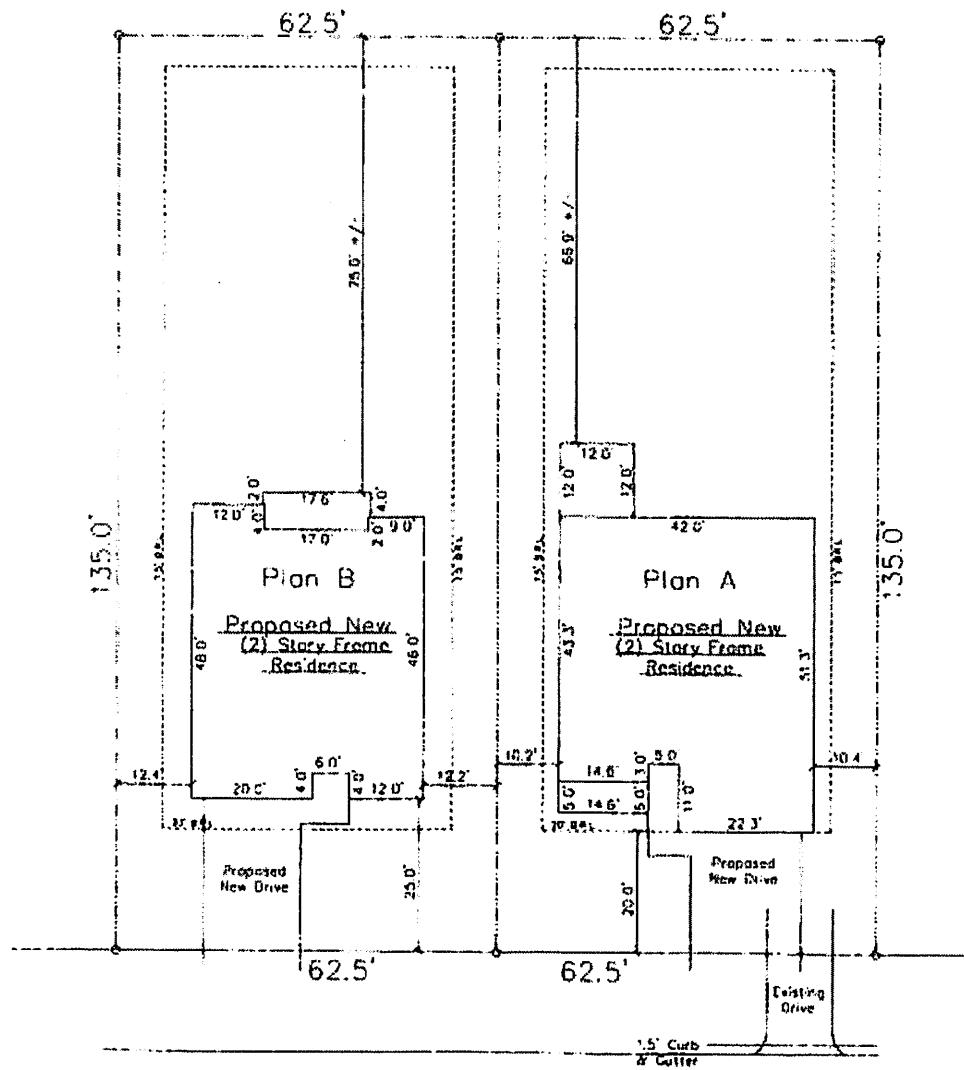
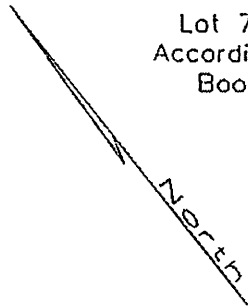
LEGEND/ABBREVIATIONS

AC	AIR CONDITIONER	PSM	PROFESSIONAL SURVEYOR & MAPPER
BL	BUILDING RESTRICTION LINE	R	RADIUS
BT	BUILDING TIC	(R)	RECORD
CH	CHAINED	RLS	REGISTERED LAND SURVEYOR
CH	CHAIN LINK FENCE	R/W	RIGHT OF WAY
CH (CR)	CAN NOT READ		
CONC	CONCRETE	○	SET IRON PIPE OR REBAR
CONC (CR)	CONCRETE	○	"ASSOC SURV" OR L.S. 9480
CB	ELECTRIC BOX	●	FOUND IRON PIPE (IP), PIP (UP) OR REBAR (RB)
ET	ELECTRIC TRANSFORMER & PAD	■	FOUND CONCRETE MONUMENT (CM)
JEA	JACKSONVILLE ELECTRIC AUTHORITY	✕	CROSS CUT OR DRILL HOLE (X-CUT)
LI	LICENSED BUSINESS	⊙	NAIL & DISC (N&D)
LS	LICENSED SURVEYOR	—	CHAIN LINK FENCE
LS (CR)	LICENSED SURVEYOR	—	METAL FENCE
MEAS	MEASURED	—	WIRE FENCE
OFF	OFFICIAL RECORDS BOOK	—	WOOD FENCE
OFF (V)	OFFICIAL RECORDS VOLUME	—	VINYL FENCE
PC	POINT OF CURVE	—	MEASURED
PCC	POINT OF COMPOUND CURVE	—	OVERHEAD UTILITY
PEB	POUL EQUIPMENT PAD	—	FIRE HYDRANT
PI	POINT OF INTERSECTION	—	PHONE RISER
PRC	POINT OF REVERSE CURVE	—	WATER METER
PRM	PERMANENT REFERENCE MONUMENT	—	UTILITY POLE
PT	POINT OF TANGENCY	—	DIAMETER
PLS	PROFESSIONAL LAND SURVEYOR	—	QUY ANCHOR

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Map Showing Boundry Survey Of
Lot 7 & The Northwest 25 Feet Of Lot 5 Block 21
According To The Plat Of ORTEGA As Recorded In Plat
Book 3, Page 40 Of The Current Public Records
Of Duval County, Florida.
(Addendum to Original)

Scale: 1" = 20'



#2841 A&B

Doric Avenue

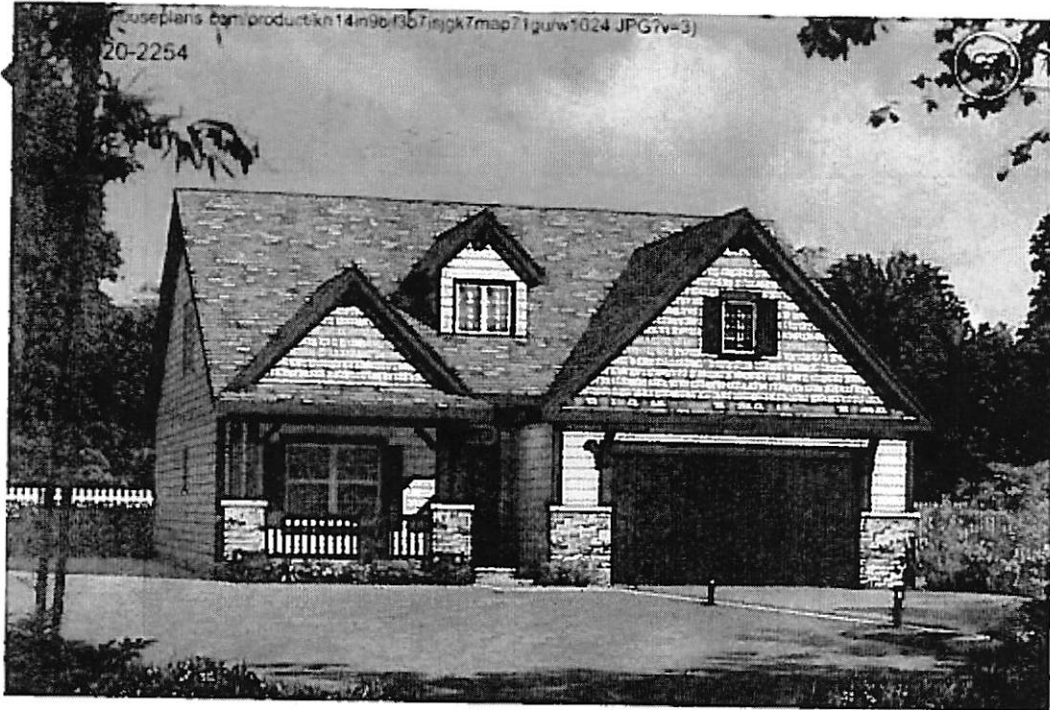
70' +/- R/W

Want to retire comfortably?

If you have a \$500,000 portfolio, download the guide by best-selling author and money manager Ken Fisher's firm. It's called *The Definitive Guide to Retirement Income*. Even if you have something else in place right now, it still makes sense to request your guide!

[Learn More](#)

FISHER INVESTMENTS*



Plan #20-2254

body=https://www.houseplans.com/plan/2116-square-foot-4-bedroom-3-5-bathroom-2-garage-craftsman-cottage-
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try-bungalow-
houseplans.com%2Fproduct%2Fkh14ln9bjf3b7jsjgk7map71gu%2Fw560x373.JPG%3Fv%3D3&description=House

Select Plan Set Options What's included?

PDF Set \$995.00

Select Foundation Options

Basement \$0.00

Optional Add-Ons

SUBTOTAL \$995.00

Best Price Guaranteed*

ADD TO CART

Or order by phone: 1-800-913-2350

KEY SPECS

- 2116 sq/ft
- 4 Bedrooms
- 3.5 Baths
- 2 Floors
- 2 Garage

PLAN DESCRIPTION

Cozy. An extra master suite on the main floor gives you tons of versatility in this home. In-laws or visitors will appreciate the comfort and accessibility of the second master suite, which features a contemporary large shower, two sinks, and a walk-in closet. Owners get to relax in the even-larger master suite across the home. The open layout of the gathering spaces encourages mingling, especially around the kitchen's island and the cozy fireplace in the great room. Just 42 feet wide.

How much will this cost to build?

This report will provide you cost estimates based on location and building materials.

GET COST-TO-BUILD REPORT (/PLAN/COST-TO-BUILD)

QUESTIONS?

This plan can be customized!

MODIFY THIS PLAN (/PLAN/MODIFY) to make your desired changes so we can prepare an estimate for the design service. Click the button to submit your request for pricing, or call 1-800-913-2350 for assistance.

First Name

Last Name

Have a Question? (https://www.houseplans.com/contact?planNumber=20-2254)

HOUSEPLANS

Questions about this plan? Visit Houseplans today or call 1-800-913-2350

You can view this plan at houseplans.com/p/132-209

Plan #132-209



1884 3 beds 2.50 baths 38' wide 51' deep

House Features

Styles Classifications

Bungalow

Craftsman

Pricing

Foundation	
Crawlspace	+\$0.00
Additional Construction Sets	
Each Additional Set	+\$50.00
Plan Set	
5 Copy Set	\$1300.00
CAD Set	\$2200.00
PDF Set	\$1200.00
Right-Reading Reverse	
Each	+\$150.00

Specifications

Upper Floor	605 sq/ft
Main Floor	1279 sq/ft
Garage	410 sq/ft
Width	38'
Depth	51'
Height	24'
Roof Type	Comp
Roof Load	25
Roof Framing	Trusses
Primary Pitch	9:12
Secondary Pitch	8:12
Main Ceiling	9'
Upper Ceiling Ft	8'

LOT SIZE COMPARISON CHART

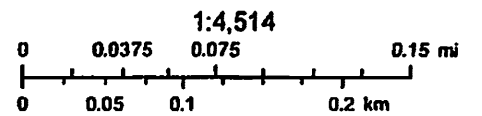
No.*	ADDRESS	RES SF	TOTAL LAND AREA SF	FRONT LOT WIDTH	REAR LOT WIDTH	BOTH LOT WIDTHS
1.	2847 Doric Ave.	3,387	11,077			75
2.	2832 Doric Ave.	2,119	9,014	54	93	
3.	2826 Doric Ave.	1,501	6,941	50.7	52.6	
4.	2820 Doric Ave.	2,984	8,792	52.4	63	
5.	2816 Doric Ave.	1,349	8,466	52.4	66.5	
6.	2810 Doric Ave.	1,670	5,58			60
7.	2802 Doric Ave.	1,191	2,444	60	95.6	
8.	4117 McGirts Blvd.	933	4,030	52.9	49.5	
9.	4121 McGirts Blvd.	1,630	6,910	51	51.7	
10.	2820 Harvard Ave.	1,331	9,188			60
11.	2810 Harvard Ave.	712	4,601	54.0	35.3	
12.	4049 McGirts Blvd.	2,396	8,035	68	90	
13.	2718 Harvard Ave.	1,765	5,050			50
14.	2849 Ionic Ave.	1,866	9,224			60
15.	2841 Ionic Ave.	2,277	9,9952			65
16.	2823 Ionic Ave.	1,412	9,963	66.5	63	
17.	2817 Ionic Ave	2,130	10,278	73	66.5	
18.	2848 Ionic Ave.	2,031	7,783	50	90	
19.	2842 Ionic Ave.	1,463	7,510			50
20.	2845 Corinthian Ave.	1,654	8,186			50
21.	2849 Corinthian Ave.	1,654	8,186			50
22.	2862 Ionic Ave.	1,377	6,288			62.5
23.	2866 Ionic Ave.	1,953	7,007			62.5
24.	4158 Baltic St.	1,431	6,563			50
25.	4162 Baltic St.	1,540	6,679			50
26.	2911 Ionic Ave.	1,031	5,886			60
27.	4121 Baltic St.	1,985	6,568			50
28.	4030 Ortega Blvd.	2,091	7,198	70	48	
29.	4022 Ortega Blvd.	2,537	7,472	70	47.8	
30.	2941 Harvard Ave.	2,770	6,899			49.3
31.	2935 Harvard Ave.	2,024	6,564	49.3	52.1	
32.	2929 Harvard Ave.	1,331	7,713	65	91.9	
33.	4015 Desota Circle	1,263	6,466	62.1	62.5	
34.	2918 Princeton Ave.	2,194	5,285	44.1	89	
35.	2929 Princeton Ave.	1,761	9,353	60	71	
36.	2923 Princeton Ave.	2,386	8,882			60
37.	2917 Princeton Ave.	1,799	9,005			60
38.	2911 Princeton Ave.	1,442	5,922	62.6	125	
39.	2903 Princeton Ave.	3,251	5,697			62.2

*See Map

Duval Map



May 22, 2018



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri

BEFORE THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

IN RE: Request for Demolition – 2841 Doric Avenue

ORDER GRANTING REQUEST FOR DEMOLITION

At the February 28, 2018 meeting, the JACKSONVILLE HISTORIC PRESERVATION COMMISSION, ("Commission") pursuant to §320.407(b)(2), *Ord. Code*, considered the application of owner, Cheryl P. Laucks, for permission to demolish the structure located at 2841 Doric Avenue, a contributing property in the Ortega Historic District listed on the National Register of Historic Places. Cheryl Laucks, the owner of the subject property, presented her reason for requesting demolition of the structure at the February 28, 2018 meeting. After full consideration and review, the Commission adopted and incorporated the Planning and Development Department's Staff Report attached hereto as Exhibit "A". Specifically, the Commission determined that the structure fails to meet a minimum of four (4) of the criteria required in Chapter 307, *Ord. Code* to be designated as a landmark or landmark site. Therefore, permission to demolish the structure is **GRANTED**.

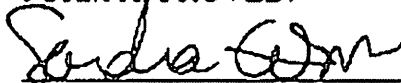
DONE AND ORDERED by the Jacksonville Historic Preservation Commission at the February 28, 2018 public meeting.



CHAIRMAN

Dated: March 14, 2018

FORM APPROVED:



SONDRA R. FETNER
ASSISTANT GENERAL COUNSEL

Exhibit "J"
2841 Doric Avenue
Jacksonville, Florida 32210
Proposed Waiver of Minimum Required Road Frontage
Criteria

16 (i). "There are practical or economic difficulties in carrying out the strict letter of the regulation;"

The existing detached single family dwelling unit located on the subject property at 2841 Doric Avenue, built in 1921, has lain vacant for approximately six (6) years, and is in a state of serious disrepair. It has been approved for demolition by The Jacksonville Historic Preservation Commission (please see Exhibit "I"). The costs to renovate this existing structure make its repair impractical and uneconomic. Therefore, the subject property, in order to achieve its highest and best use needs to be divided to provide adequate space on which to develop a second home site, which will allow the current property owner to build a new single family detached dwelling unit for her own use as well as build an adjacent single family detached housing unit to lease or sell. This proposal is in step with similar neighboring property divisions that have taken place over the past decade or so (please see Exhibit "H").

Given the size of the subject property (18,573+/- square feet), its division into two equal parcels is a reasonable request when comparing the proposal to similar actions that have taken place over the years in the same neighborhood, as demonstrated in the Exhibit "H" Lot Size Comparison Chart, and when also taking into consideration that the property's RLD-90 Zoning Classification calls for 9,900 square foot lots.

This proposed waiver's companion Administrative Deviation ("AD") application is required because the division of the subject property into two separate properties will leave each at 9,286.5 square feet each, 313.5 square feet short of the 9,900 square foot bench mark for RLD-90 lots.

Finally, it appears clear that the highest and best use of the subject property will be reached if it is divided once so that two parcels are created. The proposed new parcels will accommodate desirable, infill single family home sites with great value. Moreover, the resultant property taxes for the new dwelling units will be accelerated, generating more tax value for the City than the property currently returns.

16 (ii). "The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);"

The Proposed Waiver of Minimum Road Frontage and its companion Administrative Deviation application for 2841 Doric Avenue property do not circumvent the City's subdivision rules in that they respectfully request that the subject property be divided into only 2 parcels. A

request to subdivide the subject property into three (3) or more parcels would be subject to the Chapter 654, Ordinance Code Subdivision Regulations.

That is not our request.

Moreover, the costs to divide, prepare and construct two new single family detached housing units over the subject property very likely will exceed the substantial costs that would be associated with the impractical renovation of the existing single family detached housing unit.

16 (iii). "The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;"

It is unlikely that the proposed waiver and its companion AD allowing the creation of a second parcel on the subject property will have any negative effects on its nearby or neighboring properties; in fact, it is more likely that the waiver allowing the creation of the second single family residential parcel on the subject property will enhance the general character of the area and substantially support the current property values of its neighboring properties.

For example, the proposed side yard structural setbacks for proposed new housing Plan A (10.4 feet) and for proposed new housing Plan B (12.4 feet), all along their 135 foot side yard boundaries with their immediate neighbors, exceed the required RLD-90 side yard set back distances of only five (5) feet (please see Exhibit F).

It is instructive to note that over a score of neighboring properties, as noted in Exhibit H, are currently configured in a similar manner as this proposed division will be if the Waiver of Required Roadway Frontage and its companion AD applications are approved.

16 (iv). "There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City of approved private street;"

Not applicable, as the subject property at 2841 Doric Avenue has frontage along Doric Avenue, as will its proposed new lots, Parcel "A" and Parcel "B", given the approval of this waiver application and of its companion AD application.

16 (v). "The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law."

The driveways that will connect the subject property's proposed new parcels "A" and "B" to Doric Avenue will not negatively impact the neighborhood's existing traffic flow as they will service an additional single family detached dwelling unit, allowable under the property's current zoning classification given the approval of the waiver's companion AD, that typically

generates ten or less average daily vehicular trips in and out of all similar single family detached dwelling units according to the professionally accepted and used ITD Trip Generation Manual.

The waiver and its companion AD will not result in any additional expenses to the City; in fact their approvals will generate additional property taxes over and above the subject property's current assessments when the new dwelling units are completed.

The proposed waiver and its companion AD will not foster the creation of any nuisances to its neighborhood nor conflict with any other applicable law.

It will also afford smooth access and egress to the proposed new parcels and its dwelling units by first responders in the event of any future emergencies occurring at these locations.

17. "Given the above definition of a "waiver" and the aforementioned Criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can, you may wish to attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and meet the Criteria set forth may result in a denial."

1. The waiver and its companion AD are needed is because the proposed division of the subject property at 2841 Doric Avenue into two (2) separate single family detached dwelling unit lots will result in two (2) lot sizes that are inconsistent with the strict requirements of the subject property's RLD-90 zoning classification of 9,900 square feet each, and that the RLD-90 zoning classification's required roadway frontages of 72 feet for each lot falls short by 9.5 feet each.

2. The proposed division of the subject property into two (2) equal parcels, being consistent with ongoing similar actions having taken place in the neighboring area over the past decade or so, and being uniform with overall general character of the Ortega Historic District, will result in the removal of an unoccupied single family dwelling unit in severe disrepair that is inconsistent with the aforementioned general character of the historic district's established vision.

3. The current property owner is prepared to take on the significant costs associated with the renovation of the existing 1,722 enclosed square foot detached single family residential home and/or its outbuilding, as explained in paragraph 16 (i) above, but instead wishes to remove the existing structures and to then construct two new single family detached dwelling units (please see Exhibit F and Exhibit G to see the proposed conceptual site plan and the conceptual new dwelling units' elevation drawings); one for her own use and the other for lease or sale in order to potentially recoup a portion of the noteworthy costs expended to redevelop the overall site.

4. The proposed division of the subject property that will result in the development of two new single family dwelling units instead of the existing one single family home is consistent with the following Objectives and Policies of the City's 2030 Comprehensive Plan's Future Land Use Element:

Objective 1.1. Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms and public/private coordination.

The proposed project will eliminate a deteriorating single family dwelling unit that has been cleared for demolition by the Jacksonville Historic Preservation Commission, resulting in the creation of two new single family dwelling units on the subject property, both well suited to take advantage of existing City support infrastructures, also offering easy access to exiting shopping, recreation, educational and work location opportunities.

Policy 1.1.22. Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and Plan Category Descriptions of the Operative Provisions.

In order to obtain its required Certificates of Occupancy, City Building Permits, Site Clearing Permits as well as the proposed AD and waiver, the project shall demonstrate its adherence to this Policy.

Prepared By:
Gibraltar Title Services, LLC
4190 Belfort Rd., Suite 475
Jacksonville, FL 32216

Return To:
Gibraltar Title Services, LLC
4190 Belfort Road, Suite 475
Jacksonville, FL 32216

Order No.: GTS-1810067

Property Appraiser's Parcel I.D. (folio) Number:
101492-0000

18007175
\$200000

WARRANTY DEED

THIS WARRANTY DEED dated February 23, 2018, by Zachary H. Hanna and Mae R. Barker, as husband and wife, whose post office address is P.O. Box 65812, Orange Park, Florida 32065 (the "Grantor"), to Cheryl P. Laucks, a single person, whose post office address is 2841 Doric Avenue, Jacksonville, Florida, 32210 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Duval, State of Florida, viz:

Lot 7, and the Northwest 25 feet of Lot 5, Block 21, Ortega, a subdivision according to the plat thereof recorded at Plat Book 3, Page 40, in the Public Records of Duval County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2017.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Zachary H. Hanna
Zachary H. Hanna
Mae R. Barker
Mae R. Barker

Grantor Address:
P.O. Box 65812
Orange Park, FL 32065

State of FL
County of Duval

THE FOREGOING instrument was acknowledged before me this 23rd day of February, 2018, by Zachary H. Hanna and Mae R. Barker, as husband and wife who is personally known to me or who produced driver's licenses as identification.

[Signature]
Notary Public:
My Commission Expires: _____

[SEAL]

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature
[Signature]
Printed Name of First Witness
[Signature]
Witness Signature
DEBORAH A. CARROLL
Printed Name of Second Witness

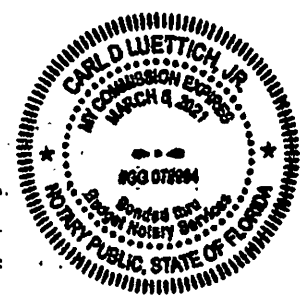


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